

# \$1,189,000 - 27 Bluerock Avenue Sw, Calgary

MLS® #A2228759

**\$1,189,000**

3 Bedroom, 3.00 Bathroom, 2,357 sqft  
Residential on 0.10 Acres

Alpine Park, Calgary, Alberta

Welcome to 27 Bluerock Avenue SW, a beautifully maintained, MODERN, CONTEMPORARY AND BEAUTIFULLY MAINTAINED home nestled in the desirable new community of Alpine Park. This charming two-story residence blends comfort, functionality, and style, offering over 2,300 square feet of developed living space for you and your family to enjoy.

Walking in, you're welcomed by an inviting foyer that leads into a spacious main floor highlighted by stunning UPGRADED HARDWOOD FLOORS. The open-concept design features a perfectly placed office space, a bright and cozy living room with a large picture window that fills the space with natural light. Adjacent to the living room is a well-sized dining area that provides the perfect setting for both everyday meals and entertaining.

The kitchen is the heart of the home, designed with both style and practicality in mind. It includes warm cabinetry, generous counter space, quartz countertops, a large island with a waterfall edge, and a full stainless steel appliance package complete with SILGRANITE SINKS. A window above the sink offers views of the backyard, adding a touch of charm to your cooking and cleanup routines. Just off the kitchen, the dining room leads to a beautifully landscaped backyard and a spacious deck with a BBQ gas line—ideal for



morning coffee or unwinding at the end of the day.

Upstairs, a bright and airy family room offers the perfect space for movie nights, reading, or spending quality time together. The upper level also features three spacious bedrooms, including a serene primary suite with a walk-in closet outfitted with built-in shelving and a luxurious 5-piece ensuite. This spa-inspired bathroom includes a stand-alone tub and a glass and tile shower, offering a relaxing retreat. Two additional bedrooms and a full 5-piece bathroom complete this level, all finished with durable, WATERPOOF CARPETS for added comfort and ease of maintenance.

The undeveloped basement provides a fantastic opportunity to create a space that suits your lifestyle—whether you envision a home gym, a playroom, or a media area, the possibilities are endless.

Outdoors, the private backyard features a large deck, and the double attached garage includes electric plug-ins to accommodate your electric vehicle.

Situated in Alpine Park, one of Calgary's™ most exciting new communities, this home offers quick access to Stoney Trail for effortless commuting. You'll also enjoy being close to new parks, walking paths, schools, grocery stores, and a variety of local dining options.

Don't miss your opportunity to make this exceptional property your next home. Book your private showing today!

Built in 2023

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228759    |
| Price          | \$1,189,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,357       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27 Bluerock Avenue Sw |
| Subdivision | Alpine Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 0R6               |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | None                                    |
| Parking Spaces | 2                                       |
| Parking        | Double Garage Attached, 220 Volt Wiring |
| # of Garages   | 2                                       |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Built-In Oven        |
| Heating           | Forced Air                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas              |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco                           |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | R-G             |
| HOA Fees       | 330             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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